

6.9 AC Lot, Investment Opportunity
1 Arnco Second St
Newnan, GA 30263

\$82,000
6.900± Acres
Coweta County



6.9 AC Lot, Investment Opportunity Newnan, GA / Coweta County

SUMMARY

Address

1 Arncos Second St

City, State Zip

Newnan, GA 30263

County

Coweta County

Type

Undeveloped Land

Latitude / Longitude

33.414132 / -84.850673

Acreage

6.900

Price

\$82,000

Property Website

<https://www.mossoakproperties.com/property/6-9-ac-lot-investment-opportunity-coweta-georgia/58695/>



6.9 AC Lot, Investment Opportunity Newnan, GA / Coweta County

PROPERTY DESCRIPTION

Welcome to an expansive 6.9-acre lot located at the end of two quiet, dead-end streets in desirable Newnan, GA. Just minutes from [Historic downtown Newnan](#), this property offers a rare combination of seclusion and proximity. Escape the hustle and bustle and build your dream home or weekend escape on this wooded lot with abundant vegetation diversity.

Whether your vision includes a private estate or investment opportunities, this versatile lot provides the space and flexibility to make it a reality.

Features:

- Access from two different paved roads.
- Essential utilities accessible nearby.
- Multiple potential homesites.
- Minutes from grocery stores, shopping, dining, and entertainment in downtown Newnan.
- Strategically located in an area experiencing rapid expansion and new residential development.
- Convenient access to I-85 ensures easy commuting.
- The expansive lot size allows for creative design and layout options, maximizing the property's potential.

Property boundary in images is approximate and intended for reference only.

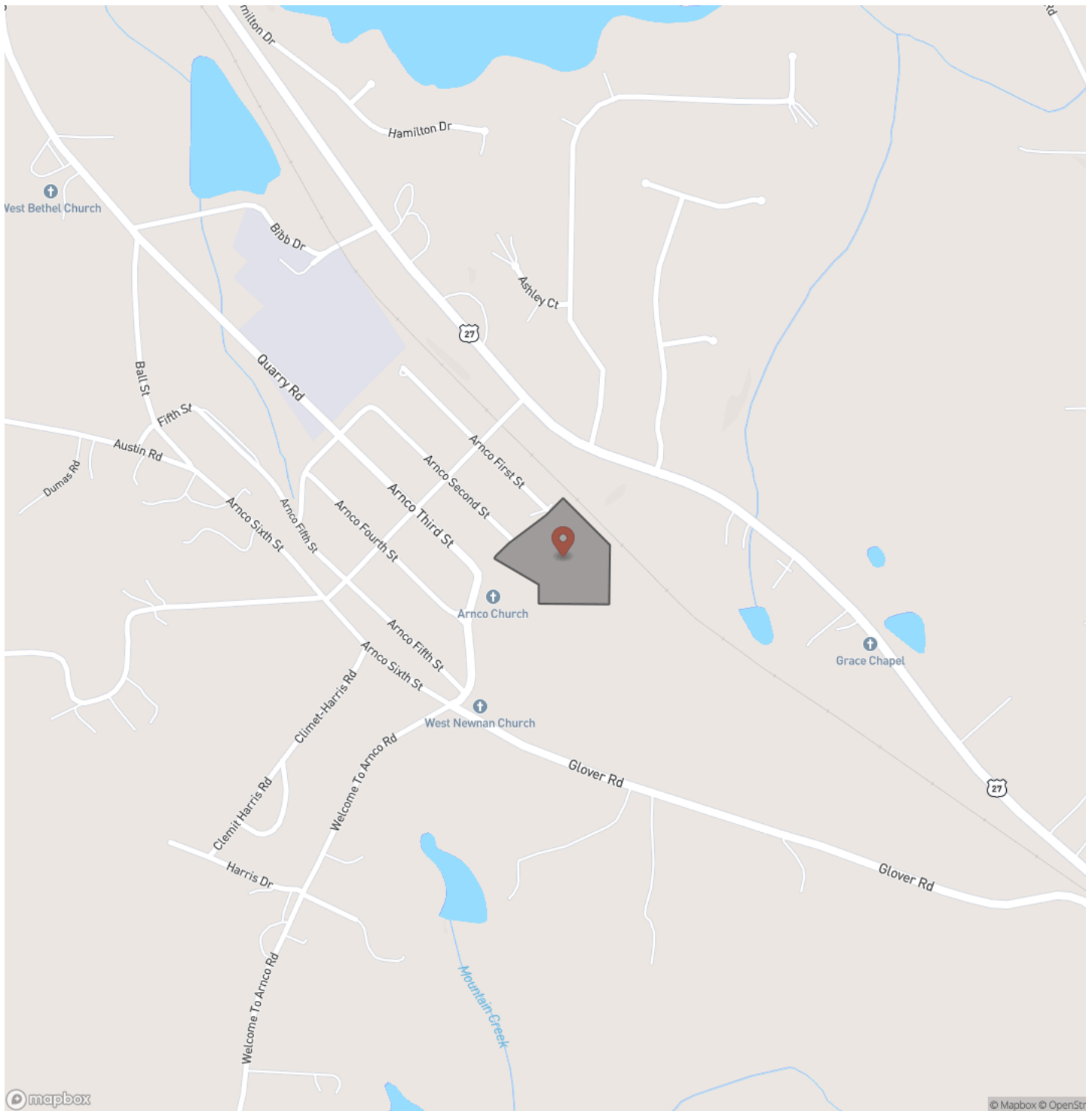
Property shown by appointment only.

To schedule a showing, contact Alec Smith- agent at [478-343-8111](tel:478-343-8111)

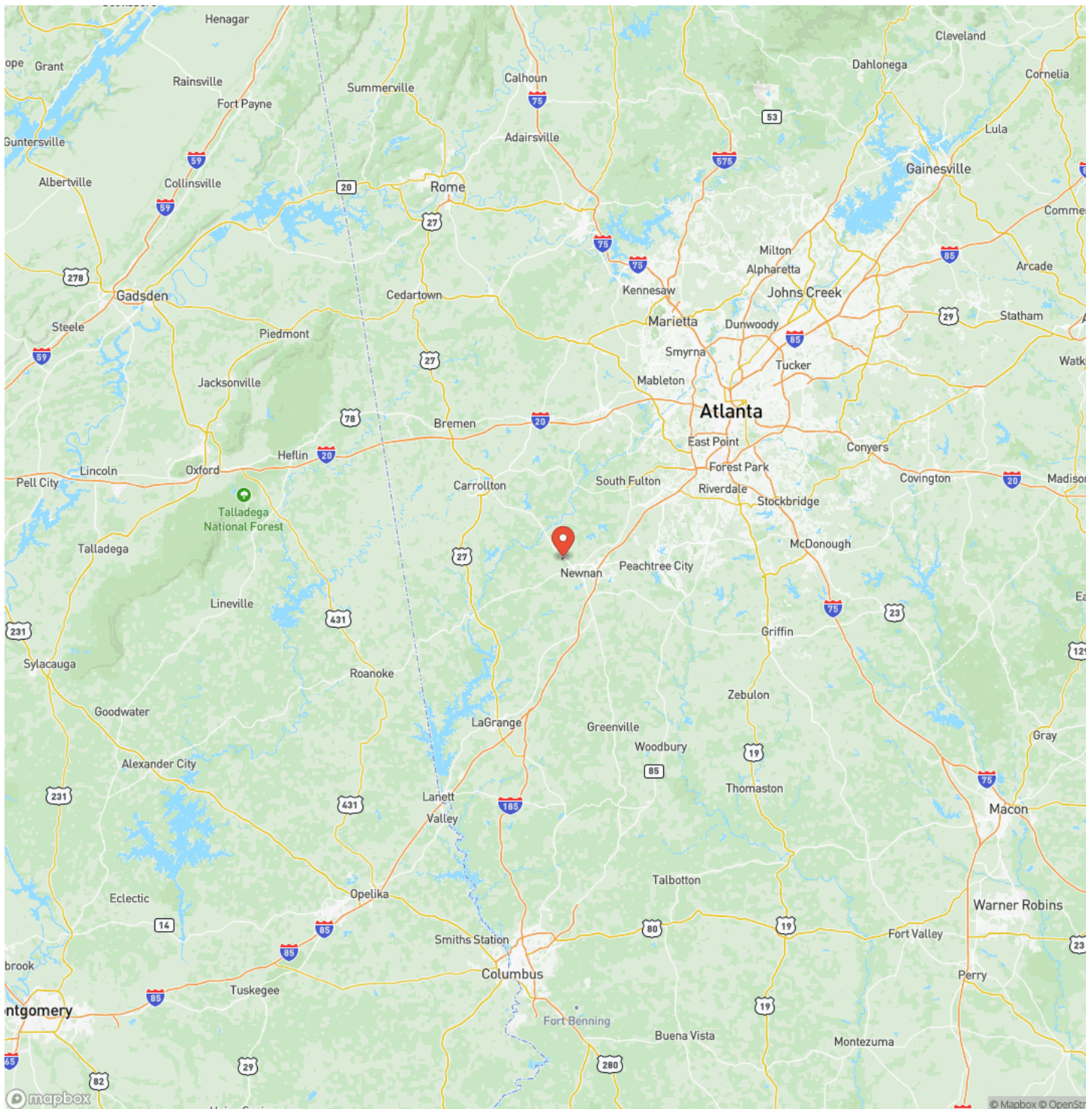
6.9 AC Lot, Investment Opportunity
Newnan, GA / Coweta County



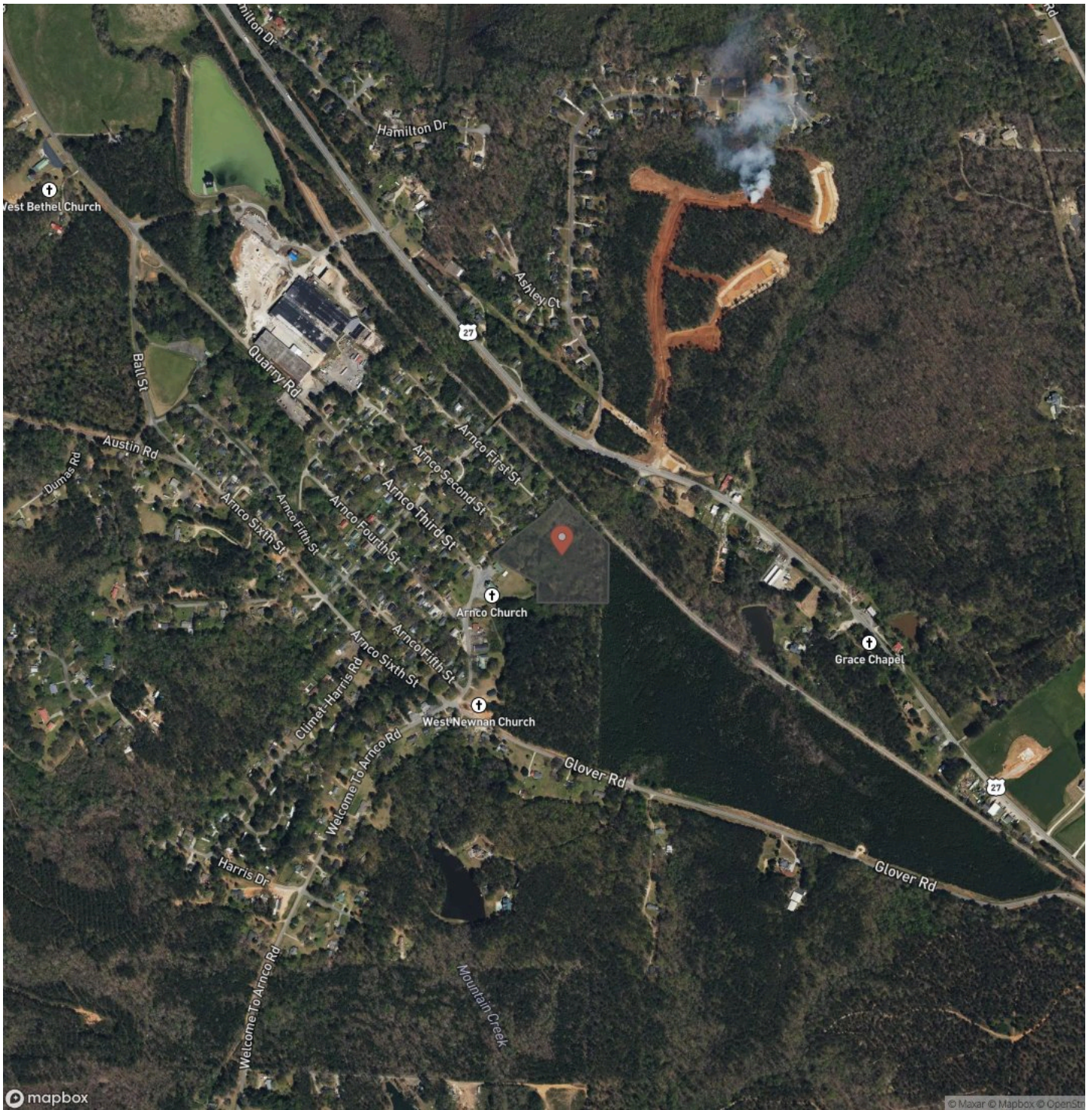
Locator Map



Locator Map



Satellite Map



6.9 AC Lot, Investment Opportunity Newnan, GA / Coweta County

LISTING REPRESENTATIVE

For more information contact:



Representative

Alec Smith

Mobile

(478) 343-8111

Office

(478) 988-0039

Email

asmith@mossyoakproperties.com

Address

1026 Ball Street

City / State / Zip

NOTES

[illegible]

[illegible]

MossyOakProperties.com

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Legacy Realty Services
1026 Ball Street
Perry, GA 31069
(478) 988-0039
MossyOakProperties.com

